PREPARED BY: TYREE B. HARRIS, III
Attorney at Law
P. O. Box 2524, Nashville, TN 37219

WARRANTY DEED

BOOK 5751 PAGE 469

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ASHLEY L. HUEY, JR. (an unmarried man) (NAME)	(NAME)	117-5-161
3424 Valley Brook Road (STREET ADDRESS OR ROUTE NUMBER)	Fidelity Federal Savings (STREET ADDRESS)	7DA-31225
Nashville, TN 37215 (CITY) (P. O. ZONE) (STATE)	& Loan 4th & Union Nashville, TN. (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of One Hundred Sixty-Seven Thousand Five Hundred and No/100 ($167,500) *DOLLARS*

of which One Hundred One Thousand Three Hundred Fifty-Seven and 13/100 ($101,357.13) Dollars is cash in hand paid, the receipt of which is hereby acknowledged; and the agreement by the Grantee to assume the present indebtedness evidenced by deed of trust of record in Book 4888, Page 1, Register's Office for Davidson County, Tennessee, to secure a promissory note in the original principal amount of Seventy Thousand and No/100 ($70,000.00) Dollars and made payable to Fidelity Federal Savings & Loan Association of Nashville, Tennessee,

I, LILLIAN B. EVANS, (widow),

have bargained and sold, and by these presents do transfer and convey unto ~~XXXXX~~ ASHLEY L. HUEY, JR. (an unmarried person) his

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lots Nos. 6 and 7 of Block No. 6 on the Plan of Woodmont Estates, as of record in Book 974, Page 29, Register's Office for said County, and described as follows:

BEGINNING on the southerly margin of Woodmont Avenue at the corner of Lots Nos. 7 and 8; thence with said Avenue, westwardly 259.9 feet to the beginning of a curve; thence around said curve, southwestwardly 55 feet to the easterly margin of Valley Brook Road; thence with said Road, southwardly 362.2 feet to the northwest corner of Lot No. 5; thence with the northerly line of Lot No. 5, northeastwardly 152.6 feet to the southwest corner of Lot No. 7; thence eastwardly 205.9 feet, in all 358.5 feet to the common corner of Lots Nos. 5, 7, 9 and 10; thence with the westerly line of Lots Nos. 9 and 8, northwardly 311 feet, more or less, to the beginning.

BEING the same property conveyed to LILLIAN B. EVANS by deed from ROBERT S. FRANCIS and wife, SHARRON H. FRANCIS of record in Book 5263, Page 310, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following encumbrances:
(1) 1981 taxes, to be assumed by Grantee.
(2) The Plan of record in Book 974, Page 29, said Register's Office, shows the following: Lot No. 6 - a 60-foot minimum building setback line from Valley Brook Road and a 40-foot minimum building setback line from Woodmont Avenue; and Lot No. 7 - a 75-foot minimum building setback line from Woodmont Avenue.

(CONTINUED ON REVERSE PAGE)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 167,500

Subscribed and sworn to before me, this the 15th day of June, 1981

Affiant

My commission expires: 10-21-84 (Affix Seal)

Notary Public

(3) Easement and rights-of-way as set out in an instrument of record in Book 1049, Page 28, Register's Office for Davidson County, Tennessee, as follows: "Easement and rights-of-way five feet wide are reserved over the rear or side of each lot, and also over strips of land indicated as easements on the recorded plat, for poles, wires, conduits, to be used for lighting, telephone and other public utility purposes and for sewers and pipe lines of various kinds. Easement shall not be used for driveways or alley purposes by other than owner of each lot."
(4) Deed of Trust of record in Book 4888, Page 1, said Register's Office, dated February 6, 1975, to secure to Fidelity Federal Savings & Loan Association, an indebtedness in the amount of $70,000.00.

This is unimproved ( ) improved (X) property, known as 3424 Valley Brook Rd., Nashville, Tennessee, 37215
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ASHLEY L. HUEY, JR., his *heirs and assigns, forever.*

And I *do covenant with the said* ASHLEY L. HUEY, JR. *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as hereinabove set out and property taxes for the year 1981, which are assumed by the purchaser.

And I, LILLIAN B. EVANS, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* ASHLEY L. HUEY, JR., his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand on this* 15th *day of* June, *19* 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lillian B. Evans
LILLIAN B. EVANS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, NANCY GRACE, a Notary Public in and for said County and State, the within named LILLIAN B. EVANS

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of June, 1981.

Nancy Grace, Notary Public

Commission Expires 10-21-84

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this day of , 19 .

, Notary Public.

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission Expires

WARRANTY DEED

FROM

TO

G 4 4 1 4 8

IDENTIF. REFERENCE

JUN 1 2 17 PM '81

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

9615

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5751 PAGE 473

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			167500.00- CO	
			435.00 CO TX	
			.50 PRFEE	
			18.00 WDEED	
			CHECK 435.00-	
8615A06/01/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.4.41-48

IDENTIF. REFERENCE

JUN 1 2 27 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 824802